

4 = Outstanding
 3 = Very Good
 2 = Acceptable
 1 = Limitations
 0 = Serious Limitations

EVALUATION FORM

Harbor Gateway-Harbor City Branch Library 2048

Overall Rating

4

Ratings Summary

<i>BOND ACT CRITERIA</i>	<i>RATING</i>	
Urban and Rural		See Map
Population Growth		79%
Age and Condition	4	
Needs of residents/response of proposed project to needs	3	
Plan of service integrates appropriate technology	4	
Appropriateness of site	4	
Financial capacity (new libraries only)		yes

Non-Evaluative Comments

Library services are currently provided from a 6,300 square foot leased facility in a mini-mall. According to the Bond Act Regulations (Title 5, Division 2, Chapter 3, Article 1), a leased facility is considered to be an existing library if the lease has a total duration of not less than 20 years.

Project Summary

<i>Applicant:</i>	Los Angeles, City of
<i>Library Jurisdiction:</i>	Los Angeles Public Library
<i>Project Type/Priority:</i>	New Library/1
<i>Project Square Footage:</i>	14,621
<i>State Grant Request:</i>	\$5,712,764

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Age and Condition of Existing Library

RATING

4

Regulatory Basis: 20440, Appendices 1 & 3

Age Rating

4

- 4 = No Existing Facility
- 4 = 1949 or older
- 3 = 1950-1959
- 2 = 1960-1964
- 1 = 1965-1974
- 0 = 1975-2003

N/A

Structural Renovation Rating

- 4 = No Renovation
- 4 = 1954 & earlier
- 3 = 1955-1962
- 2 = 1963-1972
- 1 = 1973-1978
- 0 = 1979-2003

- 4 = Extremely Poor Condition
- 3 = Poor condition
- 2 = Acceptable condition
- 1 = Good condition
- 0 = Very good condition

Condition of Existing Library

1. Structural
2. Lighting
3. Energy
4. Health & Safety
5. ADA
6. Acoustical
7. Flexibility
8. Spatial Relationships
9. Site Considerations

	R1	R2	R3
N/A			
N/A			
N/A			
N/A			
N/A			
N/A			
N/A			
N/A			
N/A			

Rating panel comments

Library construction date: No existing library
Library renovation date:

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Needs and Response to Needs

Regulatory Basis: 20440 pp. 26, 27, 60-69

RATING

3

Community Library Needs Assessment

1. Methodology & community involvement.
2. Community analysis/community agencies & organizations, service area demographics
3. Analysis of service needs/consistency with demographics
4. Service limitations for existing facility (if applicable)
5. Space needs assessment
6. Executive summary includes description of K-12 student population and their needs

N/A

R1	R2	R3
3	3	3
3	3	4
4	3	4
2	3	3
4	4	4

Library Plan of Service

7. How well project responds to needs of residents
8. How well project responds to needs of K-12 students as expressed in Needs Assessment
9. How well mission, roles, goals, objectives, service indicators are documented
10. How well types of services are documented
11. How well types of K-12 services are documented
12. How project fits into jurisdiction-wide Plan of Service

R1	R2	R3
3	3	4
4	4	4
3	3	3
4	4	4
4	4	4
4	4	4

Library Building Program

13. How well Building Program implements Plan of Service.
14. How well Building Program documents general requirements for Library Building.
15. How well spatial relationships are described.
16. How well individual spaces are sized and described.

R1	R2	R3
3	4	3
2	3	3
4	4	4
4	4	4

Conceptual Plans

17. How well net-assignable SF on plan matches Building Program
18. How well non-assignable SF on plan matches Building Program
19. How well spatial relationships on plan match Building Program

R1	R2	R3
4	4	4
4	4	4
3	3	3

Joint Use Cooperative Agreement

20. How well roles & responsibilities are defined.
21. How clearly joint library services are described.
22. Appropriateness, adequacy, reasonableness of hours of service.
23. Appropriateness, adequacy, reasonableness of staffing/volunteers.
24. How well ownership issues are resolved
25. Appropriateness, adequacy, reasonableness of sources & uses of funding
26. Appropriateness, adequacy, reasonableness of review & modification process
27. How well agreement demonstrates a workable, mutually beneficial long-term partnership.

R1	R2	R3
3	3	3
2	2	2
3	3	3
2	1	2
2	2	3
2	1	1
1	1	2
1	1	2

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Rating Panel Comments

R1:

Needs Assessment:

A good variety of input methods was used to obtain community input, including focus groups, surveys as well as community and staff meetings. Analysis of demographics in combination with community input resulted in appropriate determination of library services .

Plan of Service:

The planned services are in keeping with the needs assessment findings, and the goals and objectives are user oriented. The plan should prove useful as staff implements the services.

Joint Use Agreement:

The agreement does not represent a mutually beneficial long-term partnership. Much of what the agreement addresses appears to be services that would be planned in the course of providing public library services to this user group. Providing extended hours of service before school is an exception. The school's contribution appears to be that they will shift the Homework Club to convene at the public library after school. Funding for the Joint Use services is not directly addressed, but only indicated by the fact that the city will fund the operation of the library. Review and modification of services is stipulated as each two years, with changes being requested in writing as needed. A more proactive evaluation process done on a shorter timeframe would help to insure that the services are meeting their intended purpose.

Space Needs Assessment:

As the needs assessment progressed, it was determined that the Harbor-Gateway library should be larger than the 12,500 square foot Los Angeles standard library building program plan. For the most part, it appears that the entire space needs assessment is described in the building program. While the allocations and conversion factors for each category are very well documented in the building program, there is nothing in the program that answers the fundamental questions of "How many library materials, readers seats, technology workstations, etc. should be in the Harbor-Gateway Library in order to meet the needs of the residents?"

Building Program:

An acceptable general requirements section that appears, for the most part, to be straight out of the standard Los Angeles 12,500 square foot building program. There could have been significantly more detail in many of the sections to more effectively communicate to the architect the library's general requirements. Exceptionally well stated spatial relationships in narrative form. A spatial relationships diagram would have been helpful in communicating the relationships as well. The individual space descriptions are extremely well documented and appear to be appropriately sized, with the possible exception of the kitchenette which has cabinets but does not have counter space called for in the program.

Conceptual Plans:

Optimal match between net-assignable space in the building program and the conceptual plans. While somewhat difficult to deduce from the conceptual plans, it appears the building was designed at 18.5% non-assignable space and is somewhat more efficient than the 20% non-assignable square footage called for in the building program. The spatial relationships on the conceptual plans appear to meet many of the critical spatial relationships, but there are problems with the following spaces called for in the building program not being shown on the plan, so there is no way for the reviewer to tell if the spatial relationships were met or not:

- Adult Audio-Visual Collection
- Reference Collection
- Children's Audio-Visual Collection
- Children's Easy Reader & Picture Book Collection

Also, the Friend's Room does not have direct access to the entrance/lobby as called for in the building program.

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R2:

Needs Assessment:

They use a reasonable number of complementary methods. They were not very active in getting non-user, non-student input. Provided a very good summary of findings. It would have been better to have the detail in an appendix, where the very useful copies of the various surveys were provided. The survey tallies and rankings for various questions were an excellent addition and very useful to have this kind of data. They provided an excellent discussion of the community, with relevant demographic data. They could have done more to tie the characteristics to potential library issues, however. The service needs defined were consistent with what was provided earlier in the methodology section. It would have been better to have had them draw more direct connections between the service needs they define here and the findings in the Needs Assessment and demographics. This presentation did little of that, though the reader can draw his own connections from what was provided earlier. The space allocations were generally appropriate, with only question being the size of the Spanish language collection at less than 20% when 46% of the service population speaks Spanish at home. The Executive Summary provided an excellent overall summary of all elements of the project.

Plan of Service:

The project as defined does appear very responsive to the needs of K-12 and general residents, except for the question of level of applicability to current non-users of the library and the questions about the size of the Spanish language collection. The goals, objectives, etc. seem very responsive to the needs and are well-formed, with user-centered goals. There are no specific service indicators provided, but the objectives statements do include service targets. The types of services are responsive and very clearly documented. Between the information provided in the section and that in the Needs Assessment it is clear that the fit of this project is not the jurisdiction-wide plan of service is excellent.

Joint Use Agreement:

This is not a mutually-beneficial agreement. The library does all the funding, staffing, and operation; the District coordinates, allows, and liaises. The school students will benefit, but at the expense of funds that the library could use for its general public library responsibilities, given the lack of anything really tangible by the District for this service. The service provided is one that would be typically provided by a public library to this user group without a joint use agreement in place.

Building Program:

The Building Program describes the general requirements well. More detail would have made it a better communication tool for the architect. Spatial relationships are exceptionally well detailed, however a bubble diagram would have helped communicate better with the architect. Individualized spaces are extremely well documented and appear to be appropriately sized.

Conceptual Plan:

The net and non-assignable square footage matches the building program extremely well. The spatial relationships in the floor plan closely match most of the requirements of the Building Program. However, there are some discrepancies between the Building Program and the plan (e.g., the Adult Collection is not broken-out into Non-fiction, Fiction, Reference, etc.; the Computer Training Center is not close to the Restrooms and the Reference Desk; the 8-person Study Room is not close to the Reference Desk, the Circulation Desk, and the Reference Collection).

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R3:

Needs Assessment:

Have used a multi-faceted approach that included community meetings, meetings with schools, and surveys with high school students, library users, faculty, and school board members. No indication that surveys were available in Spanish or in other languages (demographics indicate that 51.84% of the population is Hispanic and 58.4% speak languages other than English). Excellent charts of ethnicity information of students that included language data. Five service responses were identified and proposed collection plans and services are included for each goal.

Plan of Service:

The five service responses identified in the needs assessment were translated into 8 service goals. Broad general needs for children and youth are incorporated into each of the four generic roles. There are 4 separate goals that deal exclusively with needs for children and youth high school students, pre-school children, teens, children's services. Goals, objectives, and activities are clearly stated and they relate directly to the needs assessment findings.

Joint Use Agreement:

Services could include more description. Service hours are in keeping with branch hours and with some non-public hours (60 hour per week). Funding specifics are not described. Description of homework club that will meet on school campus and then continue at the library. Review of this agreement to be done every two years by both parties. The school district has defined its role as a coordinator/advisory rather than in a direct way. Although the library is providing more than the school is, hopefully the partnering effort will continue for the high school students who are located near the library.

Building program:

Teen area is located close to audiovisual and away from the children's area. The general requirements covers a wide range of topics and concerns well. Reflects close consultation with the Owner's Rep (City of Los Angeles Dept. of Gen. Services), with items such as ADA clearances at security gates, and prevention of unauthorized bypass. However, in using Dept. of Gen. Svcs. requirements, does not reflect anything different for this project as distinct from all other Dept. of Gen. Svcs. library projects. Mechanical Room access requirements reflect the experience of the maintenance crew - very good. The spatial relationships are appropriate, and the individual space sheets are excellent.

Conceptual plans:

Assignable sq. ft. very close to building program, as is the gross sq. ft.. Adjacencies are with minor exceptions per program. However the path of travel from Circ. desk to Adult and children's area is not direct. A quasi- exception to Program conformance is that Senior Librarian's office requires access through work spaces, which is contra the building program requirements. With no staff entrance, deliveries will be through the front entry.

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Integration of Electronic Technologies

RATING

4

Regulatory Basis: p.68, 20440, Appendix 4

Integration of Electronic Technologies

1. Appropriateness of electronic technologies in Plan of Service, based on Needs Assessment
2. How well the integration of electronic technologies is documented in Plan of Service
3. How well the integration of electronic technologies is documented in the Building Program

R1	R2	R3
4	4	4
4	4	4
4	4	4

Rating Panel Comments

R1:

The uses and importance of technology in providing library services is evident throughout the planning documents, as is the need to use print and electronic resources in an appropriate balance.

R2:

They have done an excellent job of defining and documenting effective electronic technologies to address the needs determined and of showing how all at Harbor ties into LAPL's overall technology planning.

R3:

Have included Los Angeles Public Library (LAPL) Technology Plan in addition to a branch specific technology and implementation plans. Excellent job at planning for the future (each new library will be cabled so that additional computer workstations can be added). Have related technology to each service goal and have described four network systems which will allow patrons to have full access to the multiple resources of the Los Angeles Public Library.

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Site

RATING

4

Regulatory Basis: p.39, 20440, Appendix 1

Appropriateness of Site

1. Equal access for all residents in service area.
2. Accessibility via public transit.
3. Accessibility via pedestrian and bicycle.
4. Accessibility via automobile.
5. Adequacy of automobile parking.
6. Adequacy of bicycle parking.
7. Overall parking rationale.
8. Shared parking agreement (if applicable).
9. Visibility of site & proposed library building in service area
10. How well site fits community context & planning
11. Site selection process and summary.

R1	R2	R3
3	4	3
3	4	3
2	3	3
4	3	4
3	4	4
3	4	3
4	4	4
N/A		
4	4	4
3	4	4
4	4	4

Site Description

12. Adequacy of size of site.
13. Appropriateness of site configuration
14. Appropriateness of site/surrounding area.
15. Appropriateness of site based on placement of building, parking, access roads, pathways, expansion and parking.

R1	R2	R3
3	3	4
4	3	4
3	4	3
3	4	4

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Rating Panel Comments

Drainage issues: OK

Geotechnical issues: The site is not in an active seismic zone. There are no apparent geotechnical problems that would significantly increase the cost of developing the site for a public library building.

R1:

Harbor Gateway and Harbor City are two adjacent neighborhoods that form one community. The shape of the service area is long and narrow running predominantly from north to south in a "thin trapezoid" 9 miles long from top to bottom and less than a mile wide. The proposed library site is not geographically centrally located since it is located in the bottom 1/4 of the service area, however, there are as many business and housing units south of the site as there are north of the site, and the site is centrally located between the two major commercial areas in the service area.

One commercial district runs along a major east/west arterial road called Sepulveda (52,770 vehicles / day), one mile to the north of the site, and the other runs along another arterial road called Lomita Blvd. (32,915 vehicles / day) one mile to the south of the site. There is also commercial development running along a major north/south commuter arterial road called Western Ave (30,390 vehicles / day), the street the site borders on directly. There are two mini malls with small businesses, restaurants, and an ice skating rink are all on the same side of Western Ave. as the library site. The service area is bisected by the Artesia Freeway and the 110 runs down the length of half of the service area in the northern half, but neither appear to be a major man-made barrier to service for residents.

There are two bus stops within 1/4 mile of the site; one stop is 950 feet to the north and one is 850 feet to the south both on Western Ave. Both bus lines are interconnected with over a dozen other bus services, including the MTA and the Metro Rail commuter train that provides service to the greater LA region.

The sidewalks around the library site on Western and 240th street are safe and easy to traverse, and there is significant pedestrian traffic along Western Ave. Students from the high school and one elementary school can easily walk to the proposed library site without crossing any major streets. There is no bike path near the library, but Western Ave. is wide enough for automobiles and bicycles. There will be 30 bicycle parking spaces near the entry to the library, although it does not appear that they are sheltered.

There will be 53 on-site parking spaces and another 96 spaces available on-street. By use of a shared driveway with a neighbor the site's parking potential has been maximized and is almost double what is required by code (29 spaces).

The library will be highly visible on Western Ave. and a very prominent architecturally distinct building. The community does not have a downtown area with public facilities. The library will be the only public, governmental building in the community, and thereby a defacto community center. The building of the library will be an impetus to revitalize the immediate business community which was built mainly in the 1960's and 70's and is in relatively poor condition.

The site selection process was accomplished with professional assistance as well as a great deal of community input via meetings. Eight sites were identified and compared based on a standard set of selection criteria. The proposed site was selected because it met the criteria best as well as being the first choice of the community.

A plan to expand the building (but not the parking) in the future is shown on the site plan.

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R2:

All the City of Los Angeles residents in the catchment area of this project live along the 2/3-mile-wide corridor that connects the City proper with its Harbor. The project site is in the mid-point of that corridor, on the principal N-S artery, Western Ave.

It is stated that bicycles use busy Western Ave., but there are no bike lanes. Sidewalks and stop lights abound. 30 bike spaces will be provided. Entrance to the library is off 240th. There is no traffic light at Western and 240th, so returning to Western may be at times a challenge. There are lights two blocks in each direction north and south. No area map is provided, so the path to be taken to the intersection cannot be reviewed. Parking greatly exceeds code, and a shared driveway further improves matters.

The building will be a distinct presence on Western, scaled much larger than its neighbors. The 23.5' roof height will also stand out to passing autos and others, and the lighted window wall will make its presence felt at night. The Library will provide a center of the community, as well as a community center.

Site selection first found several possible sites that met criteria noted in the application. Those were whittled to two, with input from community meetings and other players. The proposed site was determined the better of the two, for its ease of acquisition as well as other factors. Site is approximately 3 times the size of the building footprint of this slightly-larger than standard LAPL branch, and can accommodate this size of building. The shape is a rectangle with a piece taken from the corner (to accommodate the slight diagonal of the cross street), not perfect but quite good.

In the context of its community, it is an excellent location. Small retail and service is nearby; it's central; etc. Architect did an excellent job of massing the building, making a presence on Western Ave., organizing access, etc. Drivers should readily find their way to the parking entry. There is expansion space provided.

R3:

South and west of the center of this long (9 miles north south), slender (2/3 mile east west) service area, the proposed site, on Western Avenue, a major north south arterial, provides very good access for area residents. 2 bus stops are within 1/4 mile of the site, providing municipal services and connections to regional transit services. Pedestrian and bicycle access is very good, sidewalks are present on all streets in the area, but there are no bike paths or designated lanes. Automobile access is excellent via Western, though direct access to the site is from the quieter, slower, and safer 240th Street. Automobile parking is exceptional for this urban area, with 53 spaces on site/ off street and an additional 96 off site/on street. 30 bicycle spaces are provided, though none appear to be sheltered. The building's design and placement afford a high level of visibility from heavily traveled Western Ave. The library will function as a community center in this narrow "arm" of the city that is somewhat remote from other public facilities. The site will permit some future expansion.

EVALUATION FORM
Harbor Gateway-Harbor City Branch Library 2048

Financial Capacity

Regulatory Basis: Bond Act p. 5, Section 19998 (a) (7)

Rating Panel Comments:

Applicant has committed to the on-going operation of the completed library.